



15 Horseshoe Crescent, Beaconsfield - HP9 1LJ  
£575,000

**TR** TIM RUSS  
& Company





## 15 Horseshoe Crescent

Beaconsfield,

- Attractive Character Property
- Offered In Superb Decorative Order
- Beautiful Kitchen/Breakfast Room
- Sitting Room With Feature Fireplace
- Two Bedroom Plus First Floor Bathroom
- Pretty Walled Rear Garden
- Walking Distance To Old & New Town
- Garage And Parking

Horseshoe Crescent comprises various housing styles and is situated just off Aylesbury End in part of the Old Town where there is a wide variety of restaurants, pubs and boutique style shops. Butlers Court School, Beaconsfield High School for Girls and Beaconsfield Secondary School are all within a few hundred yards putting the property in an ideal location. Beaconsfield New Town offers more comprehensive shopping facilities plus a selection of cafes and restaurants. The main line train station has services to London Marylebone (25 minutes approximately). Access to the M40 can be gained after a little over a mile for good road connections to London, Birmingham, Oxford and the M25. In addition Beaconsfield offers numerous sporting facilities for squash, tennis, golf, cricket, rugby, football, swimming and gyms.





# 15 Horseshoe Crescent

Beaconsfield,

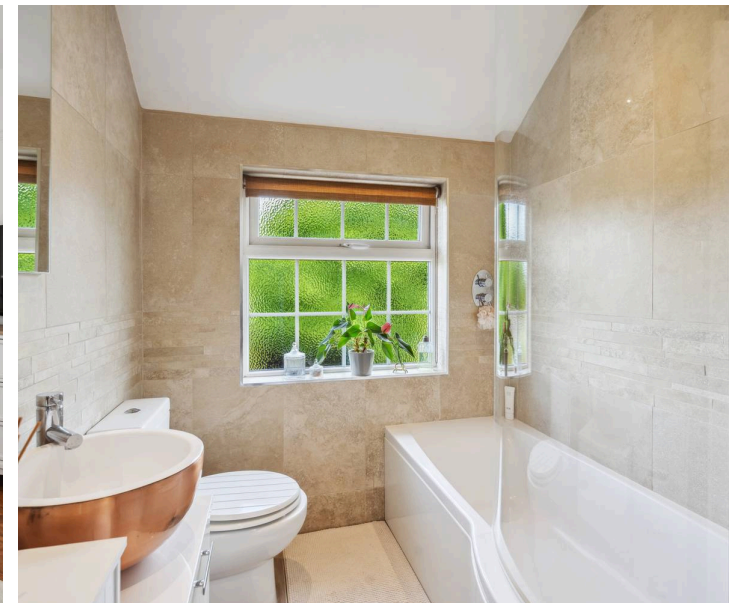
This beautiful end terrace two bedroom cottage dates back to approximately 1911, with a fine blend of character and modern comforts, so often sought after but rarely found. The property is conveniently situated in a sought after crescent, walking distance to both Beaconsfield historical old town and New Town with its train station with links to Marylebone. The cosy main reception room features a stunning wood-burning stove with Oak beam mantle and two tier wooden shutters, the kitchen/breakfast room is a undoubtedly a fine feature of the property with the bonus of electric under floor heating, an extensive range of wall and base units with ample work tops and an excellent selection of built in appliances, double French doors open onto the beautiful rear garden. On the first floor are two double bedrooms and a superb large main bathroom. To the rear of the property is a fabulous landscaped walled garden ideal for relaxation and entertaining. There is access to a single garage with power and lighting via a driveway accessed to the rear.

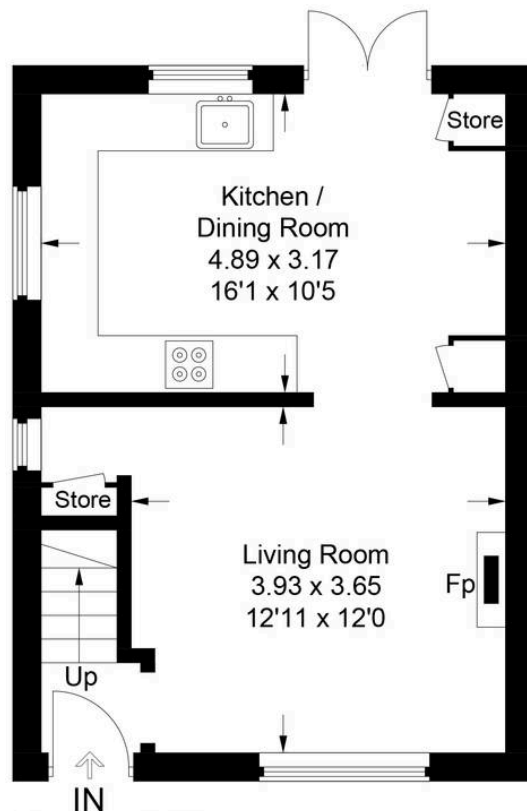
Council Tax band: E

Tenure: Freehold

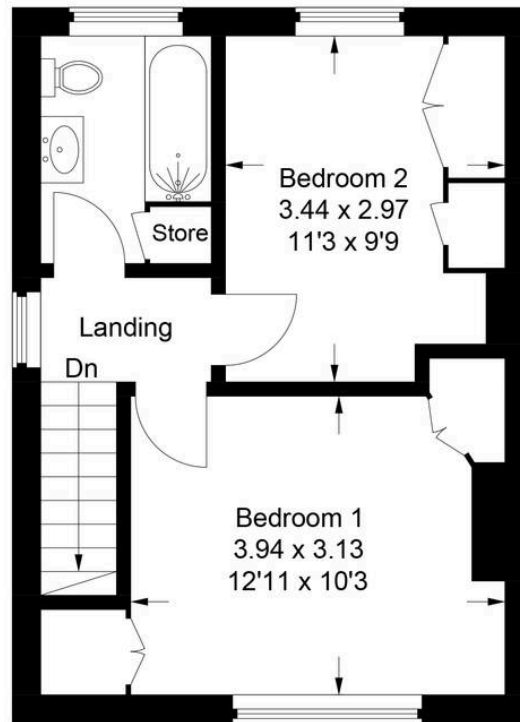
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

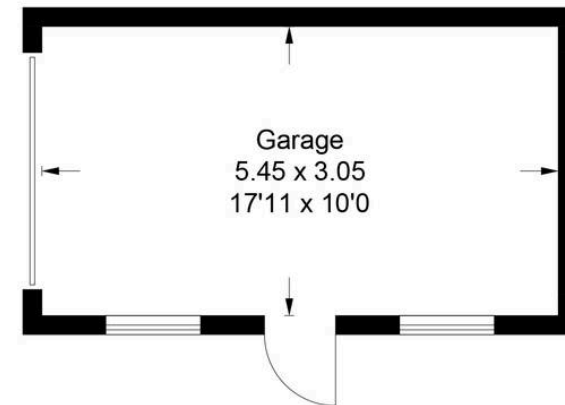




**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

## 15 Horseshoe Crescent

Approximate Gross Internal Area  
 Ground Floor = 34.4 sq m / 370 sq ft  
 First Floor = 34.0 sq m / 366 sq ft  
 Garage = 16.6 sq m / 179 sq ft  
 Total = 85.0 sq m / 915 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Tim Russ and Company

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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
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